

Carded For  
GENERAL INDEX

No. 152427

Mary S. Thompson, widow.

Book D 152

Page 124

Instrument Lease.

Date June 5, 1925.

Ack'd July 12, 1925.

Filed July 14, 1926.

At 10:32 A.M.

Consideration, \$ Mutual promises herein made, et al.

In consideration of the mutual promises herein made by the parties hereto, et al, grantor does hereby lease unto grantees:

The premises hereinafter des. for the bal. of the current year, and for the years 1927, 1928, 1929, 1930, and 1931, the term being from the date of this lease to and including the 31st day of Dec., 1931. The premises rented are:

Lots 1, 2, 3, 4 and 5, and 9, 10, 11, 12, 13, 14, and 15. Bay View Garden Tracts, located in ECW.

In addition to the mutual promises herein set forth the grantee hereby agrees to pay all taxes levied against the sd. prop. for the years 1927, 1928, 1929, 1930 and 1931; it being agreed, however, that the taxes for 1925 are to be pd. by the grantor.

It is further understood and agreed that the mutual promises herein are consideration for an option hereby granted to the grantee to purchase the sd. premises; the sd. option being that the party of the second part may at any time during the term of this lease, if he so desires, purchase the sd. premises at a total consideration of \$5000, and that if he so decides to purchase the sd. premises for that sum, he is to do so by making a cash payment of \$1000, the bal. of \$4000 to be payable at the rate of \$500 or more per yr. bearing 7% int.; int. 7% annually.

It is further understood and agreed that grantee may, at his option, build a house on any of the lots des. herein and that in that event he is herewith granted the option to purchase each lot as he shall select for a total purchase price of \$5000.

It is further understood and agreed that in the event that the grantee shall for any reason find it impossible to carry out the lease at the end of the term, that then and in that event the consideration received by the grantor shall be the liquidated damages for his failure to so fulfill the terms of the sd. lease and he shall not be subject to any other and further damages by reason thereof.

Mary S. Thompson, Party of the first part.

John T. Gray, Party of the second part.

# ACKNOWLEDGMENT

Subscribed and sworn to before me, County of Yates, ss. Before

(Seal) R. A. Hayes, H. F. Brom.

Witness by grantor only.

TAKE NOTE

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE, IT IS DUE TO THE QUALITY OF THE DOCUMENT.

Indexed For  
GENERAL INDEX

No. 182374

Book D 169 Page 286  
Instrument Cont.  
Date Aug. 19, 1929  
Ack'd " " "  
Filed Sep. 10, 1929  
At 8:39 A M  
Consideration \$ --

MARY E

I. J.

Mrs. Mary E. Thompson, --  
GRANTORS  
I. J. Macomber and  
Genevieve M. Macomber his wf.  
GRANTEES

Grantor agrees to sell and grantees to buy ;  
Lots 1, 2, 3, 4, 5, 9, 10, 11, 12, 13, 14, 15, Bay View Garden

REAL  
ESTATE  
CONTRACT

For the sum of \$2650.00, of which \$650.00 has been paid, and the  
\$2000.00 with int. at the rate of 7% per ann. as fols: Beg. on the --  
of Sep. 1929 and on the same day in each and every mo. thereafter the  
sum of \$30.00 or more inc. int. on prin. remaining unpaid on sd. day  
of the bal. on the cont.  
Grantees to pay all taxes and assess. hereafter imposed on sd.

Right of occupancy  
Sd. land to be conveyed by W.D. when the pur. price has been  
fully paid, excepting from such wtty. such items as the grantees  
are assumed and agreed to pay.  
Grantor has fur. an abs. of title or policy of title ins. to  
less prem. which is to be retained by the grantor until the last pay-  
ment is made and the grantor shall not be called upon to have the  
same brought down to the date of the last payment but shall pay  
the costs of such items as are caused by or on acct. of his acts  
or acts of his successors in int.  
No assignment of this cont. shall be valid unless the same  
is in writing attached hereto and approved by the seller.  
It is mutually agreed that in case of the resale of any of the  
lots herein des. all money received on same must be applied as an  
additional payment on this cont.

Mrs. Mary E. Thompson  
I. J. Macomber  
Genevieve M. Macomber

ACKNOWLEDGMENT

Wash County of Kit. n. Before  
J. O. Skirving, N.E. Bremerton both parties as to

10  
193

No. 195851

Carded For  
GENERAL INDEX

Henry W. Grams, Mrs. F. M. Willis,  
 Katharina Grams, (also known as Kate  
 Grams), a widow, and Anna B. Garrity,  
 sole heirs of Henry Grams,  
 GRANTORS  
 To  
 Western Gas and Utilities  
 Corporation, a Delaware corporation,  
 GRANTEE  
 Book D 175 Page 421  
 Instrument O. C. D.  
 Date Oct. 31, 1930  
 Ad'd Oct. 31, 1930 & Nov. 1, 1930  
 Filed Jan. 10, 1931  
 At 10:44 A.M.  
 Consideration \$ 1.00

10. C.

All int. in: Lots 1, 2, 3, 4, 5, 9, 10, 11, 12, 13, 14 and 15,  
 of Bay View Garden Tracts, acc. to plat thereof recorded in Vol. 4  
 of plats, page 94, records of sd. County; also, that portion of govt.  
 Sec. 11, Tp. 24 N. R. 1 E. W. M., lying N of the N. line of sd.  
 Bay View Garden Tracts and extending to the inner harbor line as estab-  
 lished by the Board of State Land Commrs. on Dec. 1, 1911, and shown on  
 maps of Bremerton Tide Lands of record in the office of the Comar.  
 Public Lands at Olympia, Wash.; sd. portion of govt. lot 7 being  
 enclosed by the sd. inner harbor line and the sd. N. line of Bay View  
 Garden Tracts.

Henry W. Grams, (Seal)

Mrs. F. M. Willis, (Seal)

Anna B. Garrity, (Seal)

Katharina Grams, (Seal)

## ACKNOWLEDGMENT

Wash. County of Kitsap Before  
 (Seal) J. O. Skirving, H. P. Bremerton.  
 By Henry W. Grams, Mrs. F. M. Willis and Katherine Grams,  
 (also known as Kate Grams), a widow.  
 (Seal) Walter F. Meier, H. P. Seattle, Wash. 10/195  
 By Anna B. Garrity.

Ack. Sheet 447 1/6 Oct 31

TAKE-OFF  
 COMPARED

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE,  
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No. 195952

Charged For  
OFFICIAL INDEX

Book D 176 Page 422

Instrument W. D.

Date Sept. 9, 1929

Ad'd Sept. 9, 1929

Filed Jan. 10, 1931

At 10:45 A. M.

Consideration \$ 10.00 et al.

Mary E. Thompson,

Wife,

To

GRANTORS

J. Macomber,

Grantee,

GRANTEES

C. & N.

Lots 1, 2, 3, 4, 5, 9, 10, 11, 12, 13, 14 and 15, Bayview  
Tracts, together with a right-of-way described as fol: Beg. 430  
N. E. of the S.E. cor. of Lot 1, Sec. 14, Tp. 24 N. R. 1 E. W. M.,  
S. E. 838.96 ft. th. W. 15 ft. th. S. 838.96 ft. th. E. 15 ft. to the  
N. of beg.

Mary E. Thompson

ACKNOWLEDGMENT

Wash

County of Kitsap

Before

(Seal)

J. O. Skirving, N. P. Bremerton.

10  
195

Not Shown by 9/13 of date 9-2-29

TAKE-OFF  
COMPARED

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IRA J

1955

A. 76

Carded For  
GENERAL INDEX

No. 195854

Ira J. Macomber (also known as  
I. J. Macomber), and Genevieve  
Macomber, his wf.  
To GRANTORS  
Western Gas and Utilities  
Corporation, a Delaware corp.  
GRANTEES  
Book D-176 Page 423  
Instrument W. D.  
Date Nov. 7, 1930  
Ack'd Nov. 8, 1930  
Filed Jan. 10, 1931  
At 10:47 A.M.  
Consideration \$ 10.00

2.47.

Lots 1, 2, 3, 4, 5, 9, 10, 11, 12, 13, 14 and 15, Plat of Bay  
View Garden Tracts, acc. to plat thereof recorded in Vol. 4 of Plats,  
page 94, rec. of KC; also that portion of govt. lot 7, Sec. 11, Twp. 24  
N. 1 E. W. M., lying N. of the N. line of sd. Bay View Garden Tracts  
extending to the inner harbor line as established by the Board of  
State Land Commrs. on Dec. 1, 1911, and shown on the Maps of Bremerton  
State Lands of rec. in the office of the Commrs. of Public Lands at  
Olympia, Wash.; sd. portion of govt. lot 7 being enclosed by the sd.  
inner harbor line and the sd. N. line of Bay View Garden Tracts.

Also the fol. des. prop.: Com. at a pt. 575 ft. W. of the S.E.  
cor. of lot 1, Sec. 14, Twp. 24 N. R. 1 E. W. M., th. N. 772.96 ft.; th.  
W. 40 ft.; th. S. 772.96 ft. th. E. 40 ft. to the pt. of beg. for use  
as a public road.

Also the fol. des. prop.: Com. at a pt. 575 ft. W. and 772.96 ft.  
N. of the SE cor. of lot 1, Sec. 14, Twp. 24 N. R. 1 E. W. M. th. N. 66  
ft.; th. W. 40 ft.; th. S. 66 ft.; th. E. 40 ft. to pt. of beg., being  
directly S. of the Thompson Drive of the Plat of Bayview Garden Tracts,  
to use as a public road.

Grantors hereby convey and q. c. unto grantee, any and all right,  
title, int., lien or est. by them owned or possessed in and to a certain  
lot-of-way 6 ft. wide, mntd in a deed recd. in Book 52 of Deeds, on  
page 250, Rec. of KCW, being Auditor's File No. 34436, and extending N.  
from the S.E. cor. of the plat of Bay View Garden Tracts to the water  
line.

Grantors also convey and q. c. to grantee, any and all right,  
title, int. lien or est. owned or possessed by them to a certain right-  
of-way 6 ft. wide, mntd. in deed recd. in Book 112 of Deeds, at page  
433, rec. of KCW being Auditor's File No. 94467, and extending N. from  
the S.E. cor. of the plat of Bay View Garden Tracts, to the water line.

Ira J. Macomber (Seal)

Genevieve M. Macomber (Seal)

ACKNOWLEDGMENT

Wash. County of King Before 10/15

(Seal) Walter F. Meier, H. P. Seattle,

Sub. No. 1st 17 8/16 Sub #1  
1/63 Sub #35  
11/17 36

FILE-OFF  
PREPARED

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE,  
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**WESTERN** No. 202906 Carded For  
GENERAL INDEX

Western Gas and Utilities Corp Book D 179 Page 542

Western corp. Instrument Deed

To GRANTORS Date AUG. 1, 1931

Western Gas Co. of Wash. Ack'd Sep. 25, 1931

Filed Sep. 30, 1931

At 3:03 P M

GRANTEES Consideration \$ 1.00 et al

signs, sells and conveys

Lots 1, 2, 3, 4, 5, 9, 10, 11, 12, 13, 14, and 15, Plat of  
Bay View Garden Tracts acc. to the recd. plat thereof.

Also that por. of Gov. Lot 7, Sec. 11, Twp. 24 N.R. 1 E.W.M.,  
sd. of the N line of sd. Bay View Garden Tracts, and established  
by the Board of St. Land Commrs. on Dec. 1, 1911 as shown on the  
map of Bremerton Tide Lands, of record in the office of the Commr.  
of Public Lands at Olympia, Washington; sd. portion of Gov. Lot 7  
being enclosed by the sd. Inner Harbor line and the sd. N line of  
Bay View Garden Tracts.

The Western Gas and Utilities  
Corp.

By Nathan L. Jones, Pres.

Attest: Sherley Stewart,  
Secy.

(Corp. Seal)

ACKNOWLEDGEMENT

Kansas County of Saline ss. Before \_\_\_\_\_

(Hail) Dorothy Lepper, N.P. corp. ack

1-195

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE,  
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IWW ad corp has caused this inst to be exec by its proper officers and its corp sl to be hereunto affix

corp seal

Kitsap County Bank  
by F. E. Langer Pres

by F. J. Woell Secty

kow Jan 2, 42 by F. E. Langer and F. J. Woell Pres and Sec of  
The Kitsap Co Bnk (7) bef Jessie Mcowell NP for Wn res at Pt  
Orch (ns Oct 22 44) fld by Brem Ti Co Ml to Kitsap Co Bk

D Feb 21 42

Jan 19 42 \$10. \$1.65 irsx \$1.50 s-t

354975

A. R. Wood and Gertrude Wood husn and wr  
to Alfred A Seiford and Sylvia L. Seiford  
fp evys and wars to sp the fdr sit in kow.

Beg at a pt 535 ft N of SW cor of SE SE $\frac{1}{4}$  of the NR $\frac{1}{4}$  sec 12 twp  
23 N R 1 E WM; th N 100 ft; th E 660 ft th S 100 ft; th W 660  
ft; to pob subj to easment for water and power line.

A. R. Woodx

Gertrude Wood

kow Jan 19 42 by A. R. Wood and Gertrude Wood bef F. J. Woell  
NP for Wn res at Pt Orch (ns May 12 43) fld by Brem Ti Co  
Ml to Kitsap Co Bk

D Feb 21 42

Feb 20 42 \$10 \$3.55 irsx \$3.50 s-t

354976

Jack Lanning a single man

to R. S. Hayward Company, Inc

fp evys and qes to sp all int in the fdr

Lots 11, 12, 13, 14, 15, 16, 17, 18, 21, and 24 The Cedars kow  
sit in kow.

King Co Wn

Jack Lanning

kow Feb 20 42 by Jack Lanning MRx bef P. W. McKinlay NP for Wn  
res at Seattle (ns Feb 28 43) fld by Brem Ti Co Ml to R. S.  
Hayward Co Brem'n

Cont Feb 21 42

Jan 10 41

The Western Gas Company of Washington, a corp

to C. G. Hansen a single man

fp agrees to sell and sp agrees to buy the fdr sit in kow  
more part des as fls, to-wit:

and

Lots 9, 10, 11 accordg to the supplemental plat of Bay View  
Garden Tracts in the Cty of Brem, subj to L.I.D assessments  
for sewer, grade, and sidewalks, and subj to easment in seller  
for maintenance and operation of present water main on, through  
and over above des ppty as at pres estbd. The buyer to have  
use of water through present connection, if approved by the Cty  
of Brem and the buyer to pay for water at same rate per cubic ft  
as at pres. If any such water mains are req to be changed or  
lowered for any reason, the same is to be made at the sole  
exp of the buyer.

for the sum of \$3600, \$300 of which is to be pd on signing of  
this agreement, recpt of which is hby cck; (Both copies of  
this cont to be held in escrow at the Brem Trust and Savgs Bk  
until the first installment is made.) and \$3300. xxx with int  
at the rate of 5% pa at Brem Trust & Savings Bk as fls; beg  
on April 1 41 and on the same day in each and ev mo thereafter  
the sum of \$50. or more inc int on princ remaining unpd on sd  
day and the bal on maturity of cont regerules of loss dest or  
damage to any of the improvements thereon.

Abd the buyer-----307264-----ins(Omit last parag)

The buyer shall have priv of bldg a bulkhld from W line of Sellers  
ppty wly, not to exceed more than 8 ft, on the E and 18 ft on  
the S, and a priv of bldg a bulkhld from N line of Sellers, not to  
exceed more than 8 ft, on the E and 18 ft on the S, and a priv of  
bldg a bulkhld from W line of Sellers, not to exceed more than 8 ft,  
and bldg



354977-2  
the W end from buyers l. ppty line, such bkhd shall be constructd in a good and workman like manner, to prev wash, and so as not to obstruct landing of barges in front of sellers ppty, and shall have use of area without chg. In event a rdway is constructed to waterfront, seller shall have right to use such roadway without chg, this priv subj to terms of lease. INW the seller and the buyer have singed and delivered this agreement in dup

The Western Gas Company of Washington  
by E. H. Cookingham SEC TREAS  
C. G. Hansen

corp seal  
kew Jan 10 41 by E. H. Cookingham Sec-Treas of corp(cf) fld by  
H. E. Gorman NP for Wn res at Brem(ns Jan 19 42) fld by  
Brem Trust & Savg Bk

D Feb 21 42  
Feb 17 42 \$3500. \$3.85 irsx \$3.50 s-t  
C. G. Hansen a bach  
to Richfield Oil Corporation  
fp cvy and wars to sp the fdre sit in kow to-wit:

Lot 9 and the Ely 20 ft of lot 10, Supplemental plat of Bay View Garden Tracts, kew, and a right of way for the purp of ~~maxx~~ constructg and intllg. and maintaining pipe lines over and across the remaining ptn of lot 10 and all of lot 11 of sd Supplemental plat, and to run pipe lines from the Wly bary line of sd lot 11 over the adjs ppty so as to connect with a catwalk or pier, to be constructed upon the harbor area lying in front of parts of lots 6 and 7 sec 11, twp 24 N R 1 E W.M. betwn the Ely line of Waterway N. 4 and a line running across the harbor area to the outer harbor line and at right angles thereto from an intersection with the W line of Lot 15 Bay View Garden Tracts, with the inner harbor line, as shown on the official map of Brea Tide lands on file in the off of the Comm of Pub Lands at Olympia Wn

That sd above-granted easement shall be carried out in a manner so as to be as close to the Wly bary of sd lots 10 and 11 as is practical, and that sd pipe lines shall be maintained in such a manner as not to unreasonably interfere with the upland use.

C. G. Hansen

kew Feb 17 42 by C. G. Hansen bef Marion Garland Jr. NP for Wn res at Brem(ns Feb 6 44) fld by Brem Tr & Savg Bk

D Feb 21 42  
Jan 10 41 \$3600. \$4.40 irsx \$4. s-t  
The Western Gas Company of Washington, a corp  
to C. G. Hansen a single man  
fp cvy and war to sp the fdre

354979  
Lots 9, 10 and 11 --same as 354977, down to and inc-of the buyer- and subj to easement over and road constructed on above ppty to the waterfront without chg  
sit in kow.

(corp sl)

The Western Gas Company of Washington  
by E. H. Cookingham Sec-Treas

kew Jan 10 41 by E. H. Cookingham Sec-Treas of corp(cf) bef N. E Gorman NP for Wn res at Brem(ns Jan 18 42 ) fld by Brem Trust & Savg Bk

418572

THIS INDENTURE, made in quadruplicate originals, this 19th day of November, 1945, by and between  
G. G. Hansen, a single man, hereinafter known as "Lessor," and  
CASCADE PETROLEUM CO., a corporation, hereinafter known as "Lessee,"

**WITNESSETH:**

That for the term and upon the terms and conditions set forth in the foregoing portion of this lease agreement, which is a part hereof, (whether or not detached) bearing even date herewith, from Lessor to Lessee, all of which terms and conditions, including an option to purchase, are hereby made a part hereof, as fully and completely as if herein specifically set out in full.

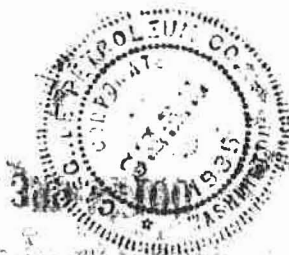
Lessor has leased, demised and let, and does hereby lease, demise and let unto Lessee, the following described real property situate, lying and being in the City of Bremerton, County of Kitsap, State of Washington, more particularly described as follows, to-wit:

North 60' feet of lot 10 and all of lot 11 in Supplemental plat of Bayview Garden Tracts.

IN WITNESS WHEREOF, The said parties hereto have set their hands and affixed their seals the day and year first above written.

*G. G. Hansen*

(Lessor)



CASCADE PETROLEUM CO. (Lessee)

By

*R. D. Christoff* Pres.

904



## QUIT-CLAIM DEED

Statutory Form

THE GRANTOR G. G. HANSEN, a single man  
of Port Orchard in the County of Kit sap and State of  
Washington, for the consideration of Ten and no/100 (\$10.00) and other  
valuable consideration Dollars  
in hand paid, convey and quit-claim to HELEN B. BRESNAN, a single woman  
of the County of Kit sap in the State of Washington all  
interest in the following described Real Estate:  
That portion, The North 60 feet of Lot 10 and all of Lot 11 accord-  
ing to the supplemental plat of Bay View Garden Tracts in the City  
of Bremerton, subject to L.I.D. assessments for sewer, grade and side-  
walk, and subject to easement in seller for maintenance and operation  
of present water main on, through and over above described property  
as at present established. The buyer to have use of water through  
present connection, if approved by the City of Bremerton, and the  
buyer to pay for water at same rate per cubic foot as at present. If  
any such water mains are required to be changed or lowered for any reason  
the same is to be made at the sole expense of the buyer, and subject to  
easement over any road constructed on above property to the waterfront  
without charge.

situated in the County of Kit sap State of Washington,

Dated this 5 day of February 19 48

G. G. Hansen

STATE OF WASHINGTON.

(INDIVIDUAL ACKNOWLEDGMENT)

County of Kitap

I, Ross W. Watt Notary Public in and for the State of Washington residing at

Port Orchard do hereby certify that on this

day of February 19 46, personally appeared before me

C. G. Hansen, a single man

to me known to be the individual described in and who executed the within instrument and acknowledged that

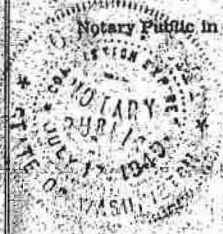
he signed and sealed the same as his free and voluntary act and deed for the uses and purposes herein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 5 day of

February 19 46

*Ross W. Watt*

Notary Public in and for the State of Washington, residing at Port Orchard in said County.



427818

Our Claim Deed  
(STATUTORY FORM)

FROM

TO

RECORDED AT REQUEST OF  
*H. H. Hansen*

MAY 20 1946

and recorded in

of *Deed*

to County Washington.

EDWARD D. SMITH  
County Auditor

*ED*  
Deputy Auditor

*Recorder's office*



521641

REAL ESTATE CONTRACT

FOR AND IN CONSIDERATION of the premises hereinafter set out, HELEN B. BRESNAN, unmarried, hereinafter called the seller, agrees to sell, and FRANK HOOVER, unmarried, hereinafter called the buyer, agrees to buy the following described real estate, situate in the County of Kitsap, State of Washington, more particularly described as follows:

Lots 10 and 11 of the Supplemental Plat of Bayview Garden Tracts except the South 20 feet of Lot 10, together with an easement across that portion of the state tidelands between the meander line and the outer harbor line lying immediately North of Lot 11, granting access to and from a loading dock to be

erected by buyer to the point of navigable water, for the sum of EIGHT THOUSAND FOUR HUNDRED and no/100 DOLLARS (\$8,400.00) of which the buyer has paid the sum of ONE HUNDRED and no/100 DOLLARS (\$100.00), the receipt of which is hereby acknowledged; the buyer agrees to pay the remainder of the principal, together with interest thereon from date at the rate of five per cent per annum, computed on balances remaining unpaid from time to time at the times and in the manner following: \$100.00 or more on the first day of each month beginning with the first day of the first month immediately following the date of this contract for a period of 23 months, plus monthly payments of interest at the rate of five per cent (5%) on the amount of TWO THOUSAND FOUR HUNDRED DOLLARS (\$2,400.00) principal, said principal amount to be reduced by each monthly payment hereunder; when the principal sum of \$2,400.00 plus interest shall have been paid at a time not later than the first day of the 23rd month from date hereof, buyer and seller shall negotiate the terms of payment of the balance of SIX THOUSAND DOLLARS (\$6,000.00) due on the total purchase price of EIGHT THOUSAND FOUR HUNDRED DOLLARS (\$8,400.00) payable over a period of not more than ten years, said payments to carry five per cent (5%) interest on reducing balances; in the event no agreement is made within ten days as to the terms of the balance payments, either party may declare the contract terminated, in which event the seller shall retain all monies



paid by buyer to that date as rental or liquidated damages regardless of loss, destruction or damage to any of the improvements thereon.

It is understood the buyer's contemplated use of the premises is for an oil depot, and this contract is contingent upon seller's securing said easement from the Western Gas Company of Washington, the present title holder, within sixty days from the date of this contract, this contract to be null and void if seller is unable to secure said easement. Said easement is hereby expressly made subject to any limitations as to time and extent prescribed by the present title holder. It is further understood that the seller expects to ~~secure~~ said easement from the Western Gas Company of Washington under a sub-lease, substantially in the form attached, which will require the payment of certain rental and that the seller will pay to the Western Gas Company of Washington the sum of \$240.00 required therein but that a buyer shall pay the rental due the State of Washington from the seller under said sub-lease, in the form in which it is finally executed. Such additional payments shall be considered due under this contract and in the event of buyer's failure to make such payments punctually, all of the provisions and remedies of this contract shall apply, failure to make such payments being a material breach of this contract.

And the buyer hereby agrees to seasonably pay all taxes and assessments which may be hereafter imposed on said premises. And in the event that the buyer shall make default in any way of the covenants herein contained, or shall fail to make the payments aforesaid at the times specified, the times of payment being declared to be the essence of this agreement, then the seller may declare this agreement null and void.

The seller agrees that the buyer may use and occupy said premises during compliance with the terms hereof, but if default of any condition herein shall be made, the buyer is permitted to remain in possession, the buyer shall be considered to be a tenant of said premises at will and shall be entitled to only such notice to vacate as is provided by law.

When the buyer shall have paid the several sums of money aforesaid, then the seller will deliver to the buyer a deed conveying said premises in fee simple with the usual covenants of warranty, excepting from such warranty such items as the buyer has assumed and agreed to pay.

Time is of the essence hereof, and in the event the purchaser shall fail to comply with or perform any condition or agreement hereof promptly at the time and in the manner herein required, seller may elect to declare all of the purchaser's rights hereunder terminated, and upon his doing so, all payments made by purchaser hereunder and all improvements placed upon the premises shall be forfeited to the seller as liquidated damages, and the seller shall have the right to re-enter and take possession of the property; and if the seller within six months after such forfeiture shall commence an action to procure an adjudication of the termination of the purchaser's rights hereunder, the purchaser agrees to pay the expenses of costs and a reasonable attorney's fee.

The buyer is hereby expressly given the right to sell, assign, sublet or convey the subject matter hereof if the same is done in connection with the operation of the business now known as "Olympic Fuel Delivery". However, if any sale of the property herein described, or assignment of this contract, shall be made independent of the operation of the business of the Olympic Fuel Delivery then the seller's written consent to such conveyance or assignment must first be obtained.

In the event of the termination of this contract the buyer must leave on said property any permanent improvements unless seller consents to, or requires, their removal, but buyer may remove any equipment and trade fixtures which he has placed upon said property provided he restores said property to good condition.

In the event buyer elects to proceed with the purchase of property after the payment of TWO THOUSAND FOUR HUNDRED DOLLARS (\$2,400.00) on this contract, he shall then be entitled to receive a title insurance



policy insuring the title to said property with liability the same as the above purchase price, free from incumbrances except any which are assumed by buyer or as to which the conveyance hereunder is not to be subject.

IN WITNESS WHEREOF, the seller and the buyer have signed and delivered this agreement in duplicate this 18 day of October, 1950.

Frank Hoover  
Buyer

Helen B. Bresnan  
Seller

STATE OF WASHINGTON )  
COUNTY OF KITSAP ) ss

I, the undersigned, a Notary Public in and for the State of Washington, residing at Bremerton, do hereby certify that on this 18 day of October, 1950, personally appeared before me HELEN B. BRESNAN to me known to be the individuals described as seller and who executed the within and acknowledged that she signed and sealed the same as her free and voluntary act and deed for the uses and purposes there-  
mentioned.



IN WITNESS WHEREOF, I Have hereunto set my hand and affixed my seal this 18 day of October, 1950.

Helen B. Bresnan  
Notary Public in and for the State of Washington, residing at Bremerton

STATE OF WASHINGTON )  
COUNTY OF KITSAP ) ss

I, the undersigned, a Notary Public in and for the State of Washington, residing at Bremerton do hereby certify that on this 18



563535  
QUIT-CLAIM DEED

VOL 554 PAGE 221

This Indenture, Made this \_\_\_\_\_ day of September  
in the year of our Lord, One Thousand Nine Hundred and fifty-two

Between FRANK HOOVER, unmarried

the part Y of the first part, and HELEN B. BRESNAN, unmarried  
the part X of the second part:

Witnesseth: That the said part Y of the first part, for and in consideration of the sum  
of ONE (\$1.00) and other valuable considerations DOLLARS  
lawful money of the United States, to him in hand paid by the said part Y  
of the second part, the receipt whereof is hereby acknowledged, do by these presents, remise,  
release, and forever quit claim unto the said part X of the second part and to her heirs  
and assigns all right, title, interest and estate of said part Y

in and to all that certain lot, piece or parcel of land situate,  
lying and being in the County of Kitsap State of Washington,  
and particularly bounded and described as follows, to-wit:

Lots 10 and 11 of the Supplemental Plat of Bayview Garden Tracts except the South  
20 feet of Lot 10, together with an easement across that portion of the state  
tidelands between the meander line and the outer harbor line lying immediately North  
of Lot 11, granting access to and from a loading dock, together with all improvements  
thereon.

7176  
KITSAP COUNTY  
TRANSACTION EXCISE TAX  
1952

AMOUNT HERE  
UNITED TREASURER

Helen Bresnan

The purpose of this instrument is to release all interest acquired by the  
undersigned under that certain real estate contract dated Oct 1951  
and recorded in Vol. 513 page 493, records of Kitsap County, and no money  
consideration is being given therefor.

Together with all and singular the tenements, hereditaments and appurtenances thereunto  
belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders,  
rents, issues and profits thereof.

TO HAVE AND TO HOLD all and singular the said premises, together with the appurtenances,  
unto said part X of the second part and to her heirs and assigns forever.

In Witness Whereof, The said part Y of the first part has hereunto set his  
hand and seal the day and year first above written.

Signed, Sealed and Delivered in Presence of

Margaret S. Hoover

Frank Hoover (SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF WASHINGTON,

County of Kitsap

ss.

(INDIVIDUAL ACKNOWLEDGMENT)

I, the undersigned, Notary Public in and for the State of Washington,  
do hereby certify that on this \_\_\_\_\_ day of September, 1952, personally  
appeared before me FRANK HOOVER, unmarried

to me known to be the individual described in and who executed the within instrument and acknowledged that  
he signed and sealed the same as his free and voluntary act and deed for the uses and  
purposes hereinafter mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 10<sup>th</sup> day of  
September, 1952.

Margaret C. Hunsick  
Notary Public in and for the State of Washington, residing at Port Orchard in said County.

563535

NO.

QUIT-CLAIM DEED

FROM

TO

FILED FOR RECORD AT REQUEST OF

Helen B. Brewster

SEP 11 1952

in Vol. 554, p. 222, and recorded in

Volume 554 of Deeds

Records of Kitsap County, Washington.

MARGARET McPHERSON

County Auditor

Deputy Auditor

150 Given to Helen



596146

REC: 11/7/54

Mail to

Send Tax Statement to

Form 487-1-REV

## Statutory Warranty Deed

THE GRANTOR HELEN B. BRESNAN, a widow,

for and in consideration of Ten dollars and other valuable considerations,

in hand paid, conveys and warrants to JUDY B. VERHEEST and KATHLEEN J. VERHEEST,

Husbands and Wives,

the following described real estate, situated in the County of Kitsap, State of Washington:

The north 60 feet of Lot 10 and all of Lot 11,  
 Supplemental Plat of Jay View Garden Tracts,  
 as heretofore recorded in Volume 5 of Plats on  
 page 19, records of Kitsap County.



Dated this

17/4470  
 KITSAP COUNTY  
 TRANSACTION EXCISE TAX  
 PAID JUN 1 1954  
 AMOUNT \$40.00  
 COUNTY TREASURER  
 BY E. M. [Signature]

day of

May

1954

STATE OF WASHINGTON,



Personally appeared before me HELEN B. BRESNAN,

the [Signature] to be the individual described in and who executed the within and foregoing instrument, and  
 signed the same as [Signature] free and voluntary act and deed, for the  
 uses and purposes therein mentioned.

GIVEN under my hand and official seal this

17

day of

May

1954

Notary Public in and for the State of Washington,  
 residing at Bremerton.

PORT BURNARD ABSTRACT &amp; TITLE CO.

NOTICE OF INTEREST

C-7998

TO WHOM IT MAY CONCERN:

Please take notice that by virtue of a certain Agreement for Venture of date Oct 24, 1972, the undersigned have granted to L. L. Beigh, whose wife is Korine K. Beigh, and Leo Oehler, whose wife is Carmen Oehler, an interest in and to the following described real property situate in Kitsap County, Washington:

The North 60 feet of Lot 10, and all of Lot 11, Supplemental Plat of Bay View Garden Tracts, according to the plat recorded in Volume 5 of plats, page 19, records of said county,

RIGHT TO USE TWO

Together with the lessor's interest in the Harbor Area Lease No. 2141 relating to the harbor area adjacent to such lands and other lands lying easterly thereof, provided that the use of the harbor area shall be in common with such easterly lands.

Dated this 6th day of November, 1972.

John B. Verhelst  
John B. Verhelst

Kathleen F. Verhelst  
his wife

STATE OF WASHINGTON )  
COUNTY OF KITSAP ) ss.

On this day personally appeared before me JOHN B. VERHELST and Kathleen F. Verhelst, his wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 6th day of November, 1972.

[Signature]  
Notary public in and for the  
state of Washington, residing  
at BREMERTON



Filed for Record 11/13/72 10:25 AM  
LAND TITLE COMPANY  
D. THOROUGH WRIGHT, Kitsap County Auditor

REF 3381501

1716W2

1034237





**SAFECO TITLE INSURANCE COMPANY**  
1100 SECOND AVENUE SEATTLE, WASHINGTON 98101 623 0870

Filed for Record at Request of

NAME Reid Realty, Inc.  
ADDRESS Drawer TT, Wynne Station  
CITY AND STATE Bremerton, Washington 98335

E-101157

THIS SPACE RESERVED FOR RECORDER'S USE

**EXCISE TAX EXEMPT**

**MAR 20 1975**

**BILLIE EDER**  
KITSAP COUNTY TREASURER

### Quit Claim Deed

THE GRANTOR JOHN B. VERHELST and KATHLEEN F. VERHELST, husband and wife

for and in consideration of Love and Affection

convey and quit claim to JOHN C. VERHELST and DIANNE L. VERHELST, husband and wife

the following described real estate, situated in the County of Kitsap  
State of Washington, including any after acquired title:

An undivided one-half interest in the following described property:

Lot 11 and the North 60 feet of Lot 10, Supplemental Plat of Bayview Garden Tracts,  
Section 11 and 14, Township 24 North, Range 1 East, W.M.

Dated this 14th day of March, 1975

*John B. Verhelst* (SEAL)  
John B. Verhelst  
*Kathleen F. Verhelst* (SEAL)  
Kathleen F. Verhelst

STATE OF WASHINGTON

County of Kitsap

On this 18th day of March, 1975, before me, the undersigned,

a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared  
John B. Verhelst and Kathleen F. Verhelst

to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged to me that they signed and sealed this said instrument as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 18th day of March, 1975

*Dianne B. Nivola*  
Notary Public in and for the State of Washington,  
residing at

Filed for Record  
Revised at  
LAND TITLE COMPANY  
TED WRIGHT, Kitsap County Auditor

REC 68FR 124



# SECURITY TITLE INSURANCE COMPANY

OF WASHINGTON  
1100 SECOND AVENUE SEATTLE, WASHINGTON 98101 MAIN 3-0170

THIS SPACE RESERVED FOR RECORDER'S USE

Filed for Record at Request of

E-7998

NAME John B Verhelst  
ADDRESS 4310 Kitsap Way  
CITY AND STATE Bremerton, WA

## Quit Claim Deed

(CORPORATE FORM)

1051829

THE GRANTOR Cascade Natural Gas Corporation (formerly Western Gas Corp.)  
for and in consideration of to clear title  
conveys and quit claims to John B. Verhelst and Kathleen F. Verhelst, husband and wife  
the following described real estate, situated in the County of Kitsap  
State of Washington, including any after acquired title:

The North 60 feet of Lot 10 and all of Lot 11, Supplemental  
Plat of Bayview Garden Tracts, as per plat recorded in Volume  
5 of Plats, Page 19, records of Kitsap County, Washington

Purpose: To release any and all Easement Grantor may have  
over the above described property.

IN WITNESS WHEREOF, said corporation has caused this instrument to be executed by its proper  
officers and its corporate seal to be hereunto affixed this 20th day of July, 1973

Cascade Natural Gas Corporation, a Washington  
Corporation

By O. M. Jones President  
By William R. Fleming Secretary

STATE OF WASHINGTON,

County of KING } ss.

On this day of , before me, the undersigned,  
a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared  
O. M. Jones and William R. Fleming

to me known to be the President and Secretary, respectively, of  
Cascade Natural Gas Corporation, a Washington Corporation  
the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the  
free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on  
oath stated that they are authorized to execute the said instrument and that the seal affixed is  
the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Filed for Record July 26 1973 at 1:40 PM  
Request of LAND TITLE COMPANY  
TED WRIGHT, Kitsap County Auditor

William R. Fleming  
Notary Public in and for the State of Washington,  
residing at Federal Way.

REEL 43PR 603





REAL ESTATE CONTRACT  
(FORM A-1084)

E-15569

THIS CONTRACT, made and entered into this 8th day of December, 1975  
between LINDA S. GREEN, as her separate property, as to an undivided 1/2 interest  
hereinafter called the "seller," and JOHN C. VERHELST and DIANNE L. VERHELST, husband and wife, an un-  
divided 1/4 interest, and FRANKLIN R. COOPER and PATRICIA J. COOPER,  
hereinafter called the "purchaser," husband and wife, an undivided 1/4 interest

WITNESSETH: That the seller agrees to sell to the purchaser and the purchaser agrees to purchase from the seller the following described  
real estate, with the appurtenances, in Kitsap County, State of Washington:

Lot 11, and the North 60 feet of Lot 10, Supplemental Plat of Bay View Garden Tracts,  
as per plat recorded in Volume 5 of Plats, Page 19, records of Kitsap County;

Situate in Kitsap County, Washington.

NO. 000076  
KITSAP COUNTY  
TRANSACTION EXCISE TAX

PAID JAN 7 1976

AMOUNT 205.00  
COUNTY TREASURER  
BY: A. Walden

The terms and conditions of this contract are as follows: The purchase price is TWENTY THOUSAND FIVE HUNDRED and no/100

----- (\$ 20,500.00 ) Dollars, of which  
TWO THOUSAND and no/100----- (\$ 2,000.00 ) Dollars have  
been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:

TWO HUNDRED and no/100----- (\$ 200.00 ) Dollars,  
or more at purchaser's option, on or before the 8th day of January, 1976,  
and TWO HUNDRED and no/100----- (\$ 200.00 ) Dollars,  
or more at purchaser's option, on or before the 8th day of each succeeding calendar month until the balance of said  
purchase price shall have been fully paid. The purchaser further agrees to pay interest on the diminishing balance of said purchase price at the

rate of 8% per cent per annum from the 8th day of December, 1975,  
which interest shall be deducted from each installment payment and the balance of each payment applied in reduction of principal.

All payments to be made hereunder shall be made at Linda S. Green, 4319 South Alder Street, Tacoma, Washington  
or at such other place as the seller may direct in writing.

As referred to in this contract, "date of closing" shall be December 8, 1975

(1) The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may as between grantor and grantee  
hereafter become a lien on said real estate; and if by the terms of this contract the purchaser has assumed payment of any mortgage, lien or  
other encumbrance, or has assumed payment of or agreed to purchase subject to, any taxes or assessments now a lien on said real estate, the  
purchaser agrees to pay the same before delinquency.

(2) The purchaser agrees, until the purchase price is fully paid, to keep the buildings now and hereafter placed on said real estate insured to  
the actual cash value thereof against loss or damage by both fire and windstorm in a company acceptable to the seller and for the seller's  
benefit, as his interest may appear, and to pay all premiums therefor and to deliver all notices and renewals thereof to the seller.

(3) The purchaser agrees that full inspection of said real estate has been made and that neither the seller nor his assigns shall be held to any  
covenant respecting the condition of any improvements thereon nor shall the purchaser or seller or the assigns of either be held to any covenant  
or agreement for alterations, improvements or repairs unless the covenant or agreement relied on is contained herein or is in writing and  
attached to and made a part of this contract.

(4) The purchaser assumes all hazards of damage to or destruction of any improvements now on said real estate or hereafter placed thereon,  
and of the taking of said real estate or any part thereof for public use; and agrees that no such damage, destruction or taking shall constitute a  
failure of consideration. In case any part of said real estate is taken for public use, the portion of the condemnation award remaining after  
payment of reasonable expenses of procuring the same shall be paid to the seller and applied as payment on the purchase price herein unless the  
seller elects to allow the purchaser to apply all or a portion of such condemnation award to the rebuilding or restoration of any improvements  
damaged by such taking. In case of damage or destruction from a peril insured against, the proceeds of such insurance remaining after payment  
of the reasonable expense of procuring the same shall be devoted to the restoration or rebuilding of such improvements within a reasonable  
time, unless purchaser elects that said proceeds shall be paid to the seller for application on the purchase price herein.

(5) The seller has delivered, or agrees to deliver within 15 days of the date of closing, a purchaser's policy of title insurance in standard  
form, or a commitment therefor, issued by SAFECO Title Insurance Company, insuring the purchaser to the full amount of said purchase price  
against loss or damage by reason of defect in seller's title to said real estate as of the date of closing and containing no exceptions other than the  
following:

a. Printed general exceptions appearing in said policy form;

b. Liens or encumbrances which by the terms of this contract the purchaser is to assume, or as to which the conveyance hereunder is to be  
made subject; and

c. Any existing contract or contracts under which seller is purchasing said real estate, and any mortgage or other obligation, which seller by  
this contract agrees to pay, none of which for the purpose of this paragraph (5) shall be deemed defects in seller's title.

(6) If seller's title to said real estate is subject to an existing contract or contracts under which seller is purchasing said real estate, or any  
mortgage or other obligation which seller is to pay, seller agrees to make such payments in accordance with the terms thereof, and upon default,  
the purchaser shall have the right to make any payments necessary to remove the default, and any payments so made shall be applied to the  
payments next falling due the seller under this contract.

(7) The seller agrees, upon receiving full payment of the purchase price and interest in the manner above specified, to execute and deliver to purchaser a statutory warranty deed to said real estate, excepting any part thereof hereafter taken for public use, free of incumbrances except any that may exist after date of closing through any person other than the seller, and subject to the following:

**SUBJECT TO rights of record.**

(8) Unless a different date is provided for herein, the purchaser shall be entitled to possession of said real estate on date of closing and to retain possession so long as purchaser is not in default hereunder. The purchaser covenants to keep the buildings and other improvements on said real estate in good repair and not to permit waste and not to use, or permit the use of, the real estate for any illegal purpose. The purchaser covenants to pay all service, installation or construction charges for water, sewer, electricity, garbage or other utility services furnished to said real estate after the date purchaser is entitled to possession.

(9) In case the purchaser fails to make any payment herein provided or to maintain insurance as herein required, the seller may make such payment or effect such insurance, and any amounts so paid by the seller, together with interest at the rate of 10% per annum thereon from date of payment until repaid, shall be repayable by purchaser on seller's demand, all without prejudice to any other right the seller might have by reason of such default.

(10) Time is of the essence of this contract, and it is agreed that in case the purchaser shall fail to comply with or perform any condition or agreement hereof or to make any payment required hereunder promptly at the time and in the manner herein required, the seller may elect to declare all the purchaser's rights hereunder terminated, and upon his doing so, all payments made by the purchaser hereunder and all improvements placed upon the real estate shall be forfeited to the seller as liquidated damages, and the seller shall have right to re-enter and take possession of the real estate; and no waiver by the seller of any default on the part of the purchaser shall be construed as a waiver of any subsequent default.

Service upon purchaser of all demands, notices or other papers with respect to forfeiture and termination of purchaser's rights may be made by United States Mail, postage pre-paid, return receipt requested, directed to the purchaser to his address last known to the seller.

(11) Upon seller's election to bring suit to enforce any covenant of this contract, including suit to collect any payment required hereunder, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, which sums shall be included in any judgment or decree entered in such suit.

If the seller shall bring suit to procure an adjudication of the termination of the purchaser's rights hereunder, and judgment is so entered, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, and also the reasonable cost of searching records to determine the condition of title at the date such suit is commenced, which sums shall be included in any judgment or decree entered in such suit.

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the date first written above.

Linda S. Green  
Linda S. Green

John C. Verhelst  
John C. Verhelst (SEAL)

Dianne L. Verhelst  
Dianne L. Verhelst (SEAL)

Franklin R. Cooper  
Franklin R. Cooper (SEAL)

Patricia J. Cooper  
Patricia J. Cooper (SEAL)

STATE OF WASHINGTON }  
County of Kitsap }

On this day personally appeared before me Linda S. Green

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that

she signed the same as her

free and voluntary act and deed,

for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 14th day of December, 1975

Robert G. Gray  
Notary Public in and for the State of Washington  
residing at Poulsbo TACOMA

Filed for Record Jan. 7, 1976 at 3:28 PM  
Request of LAND TITLE COMPANY  
TED WRIGHT, Kitsap County Auditor

REEL 83FR 407



SAFECO TITLE INSURANCE COMPANY  
3100 BROADWAY AVENUE - SEATTLE, WASHINGTON 98101 - 823-8744

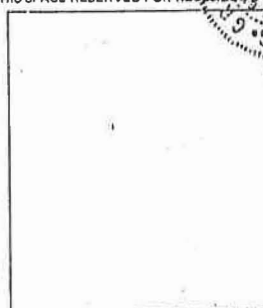
1420104  
Filed for Record at Request of

NAME Reid Realty, Inc.

ADDRESS Drawer TT, Wycoff Station

CITY AND STATE Bremerton, Washington 98310

THIS SPACE RESERVED FOR RECORDS



3155





**SAFECO TITLE INSURANCE COMPANY**  
1109 SECOND AVENUE SEATTLE, WASHINGTON 98101 623-0870

Filed for Record at Request of

NAME Reid Realty, Inc.  
ADDRESS Drawer TT, Wycoff Station  
CITY AND STATE Bremerton, Washington 98310

THIS SPACE RESERVED FOR RECORDER'S USE

**EXCISE TAX EXEMPT**

**MAR 20 1975**

**BILLIE EDER**  
KITSAP COUNTY TREASURER

### Quit Claim Deed

THE GRANTOR JOHN B. VERHELST and KATHLEEN F. VERHELST, husband and wife

for and in consideration of Love and Affection

convey and quit claim to LINDA S. GREEN, an unmarried woman

the following described real estate, situated in the County of Kitsap  
State of Washington, including any after-acquired title:

An undivided one-half interest in the following described property:

Lot 11 and the North 60 feet of Lot 10, Supplemental Plat of Bayview Garden Tracts, Section 11 and 14, Township 24 North, Range 1 East, W.M.

Dated this 14th day of March, 1975

John B. Verhelst (SEAL)  
Kathleen F. Verhelst (SEAL)

STATE OF WASHINGTON.

County of Kitsap

On this 18th day of March, 1975, before me, the undersigned,

a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared John B. Verhelst and Kathleen F. Verhelst

to me known to be the individual s described in and who executed the foregoing instrument, and acknowledged to me that they signed and sealed this said instrument as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 18th day of March, 1975

James B. Wood  
Notary Public in and for the State of Washington.

Filed for Record Mar. 20 1975  
Request of LAND TITLE COMPANY  
TED WRIGHT, Kitsap County Auditor

REG. 68FR 123